



181795  
RES-NEW-19-00111

## Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property** 1945 N. Bartlett Ave. Milwaukee Fire Department's Firehouse Ladder Co. No. 5  
**Description of work** Convert property to single family residential use with new window openings and a rooftop addition. Substantial rehabilitation work on the interior and exterior is proposed.  
**Date issued** 6/25/2019 PTS ID 114702 COA: rehab and addition

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

### **Glass block not permitted on elevations visible from public right-of-way.**

Replacement and new windows must be all wood both inside and out, except where metal-clad windows are indicated on the west end of the south elevation. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted.

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

**UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.**

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to

correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



---

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac; Plan Examiner Joel Walloch

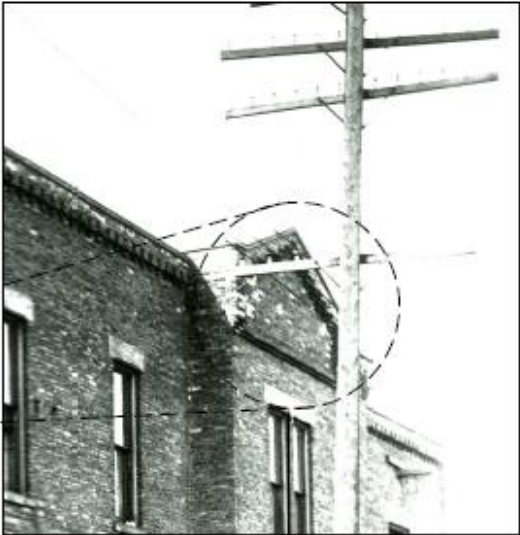
Present conditions



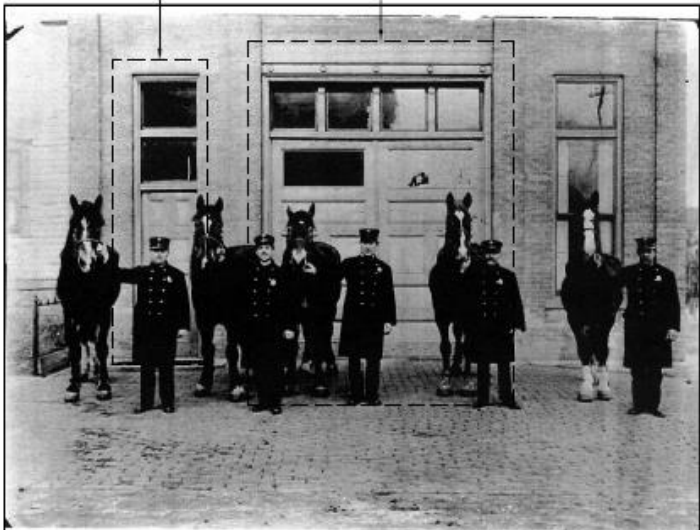


Current condition, looking south

Historic conditions to be matched



MATCH BRICK PATTERN AT PEDIMENT.



MATCH WOOD DOOR DESIGN.

MATCH WOOD DOOR, WOOD TRIM, AND LINTEL DESIGN.

MATCH MULLION PATTERN: 1x1 SASHES, TYPICAL.



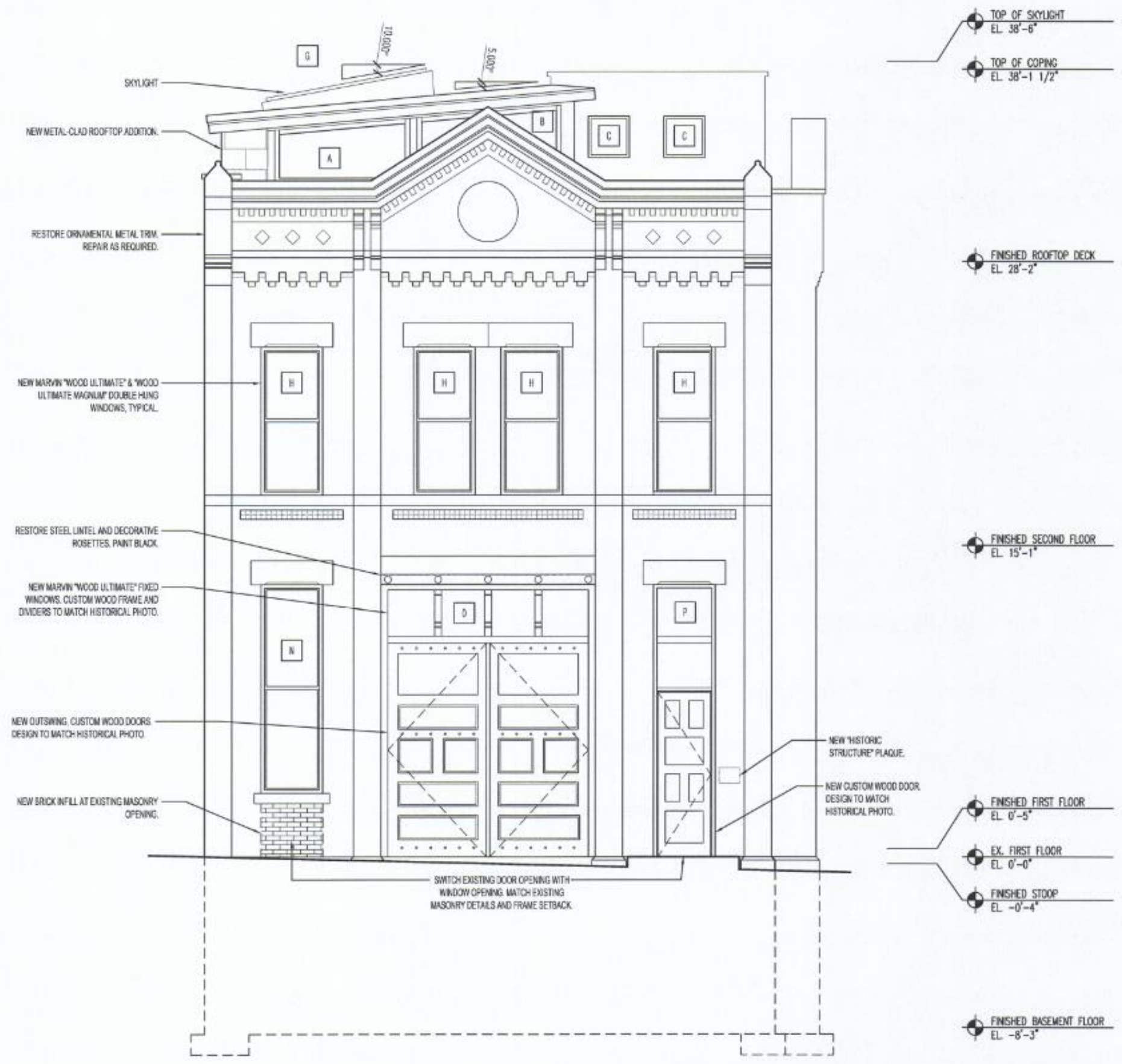
Historic photo and proposal rendering



## GENERAL NOTES:

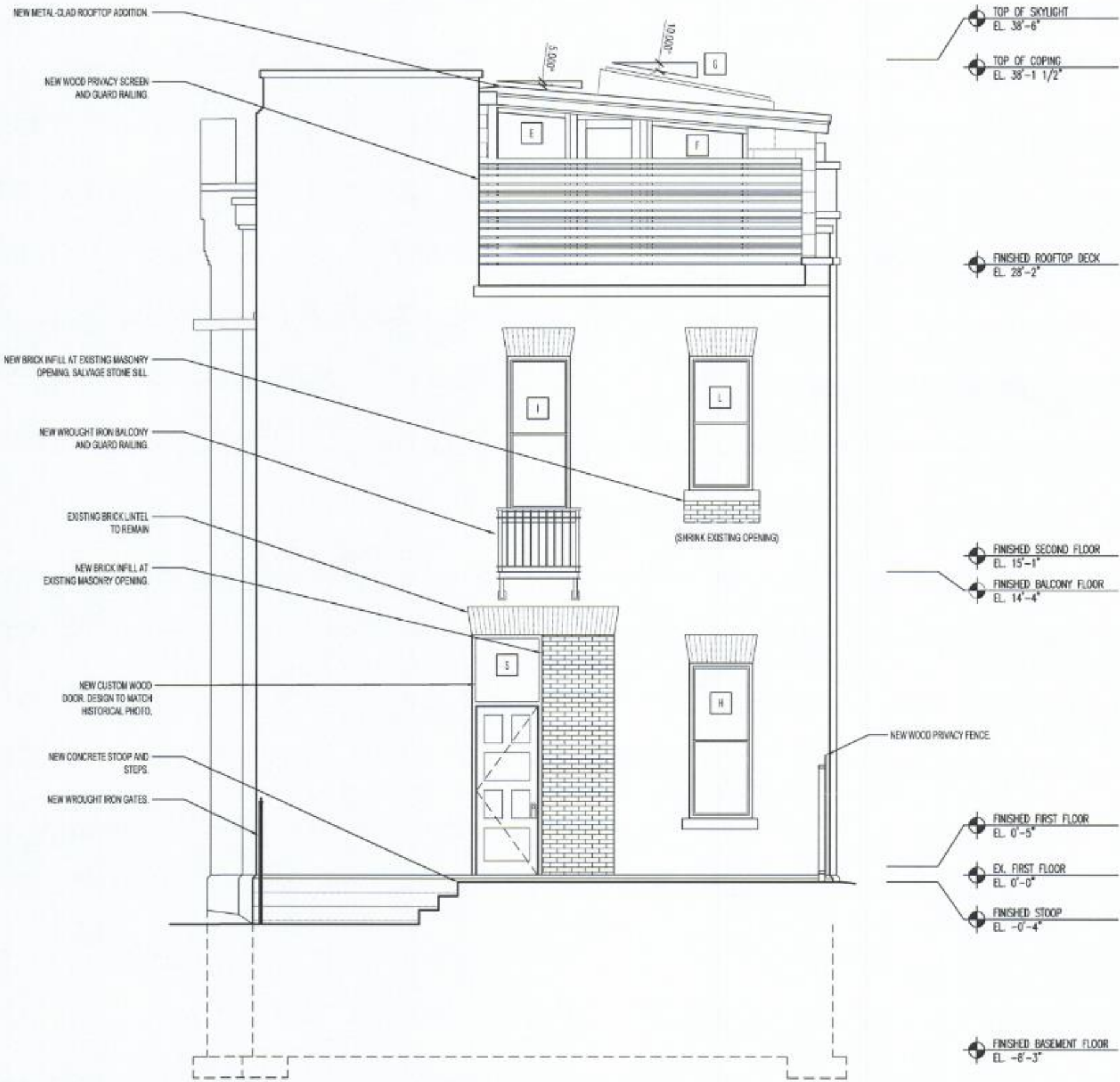
---

- 1) SALVAGE BRICK, STONE LINTELS, AND STONE SILLS. REUSE WHENEVER FEASIBLE.
- 2) TEST EXISTING MORTAR FOR COLOR AND COMPOSITION. NEW MORTAR TO MATCH EXISTING. ALL NEW MORTAR JOINTS TO MATCH EXISTING JOINT PROFILE.
- 3) NEW BRICK MASONRY USED TO PATCH, REPAIR, INFILL, OR CONSTRUCT TO MATCH EXISTING RANGE, AS NEARLY AS FEASIBLE.
- 4) ALL MASONRY OPENINGS ARE EXISTING, UNLESS OTHERWISE NOTED.
- 5) SALVAGE DIMENSIONAL AND TRIM LUMBER AS FEASIBLE.
- 6) RECONSTRUCTED CORNICE AT NORTH ELEVATION TO MATCH EXISTING BRICK MASONRY DETAIL AND PERIOD PHOTOGRAPHS ACQUIRED FROM MILWAUKEE COUNTY HISTORICAL SOCIETY.
- 7) NEW WINDOWS TO BE MARVIN "WOOD ULTIMATE" , "WOOD MAGNUM" AND "CLAD ULTIMATE". MULLION PATTERN TO MATCH PERIOD PHOTOGRAPHS ACQUIRED FROM MILWAUKEE COUNTY HISTORICAL SOCIETY. MATCH EXISTING HEAD/JAMB/SILL DEPTH AND SETBACK.
- 8) NEW ENTRANCE DOORS AND GARAGE DOORS TO BE CUSTOM MANUFACTURED TO MATCH PERIOD PHOTOGRAPHS ACQUIRED FROM MILWAUKEE COUNTY HISTORICAL SOCIETY.



2 EAST ELEVATION

1/4" = 1'-0"



1 WEST ELEVATION

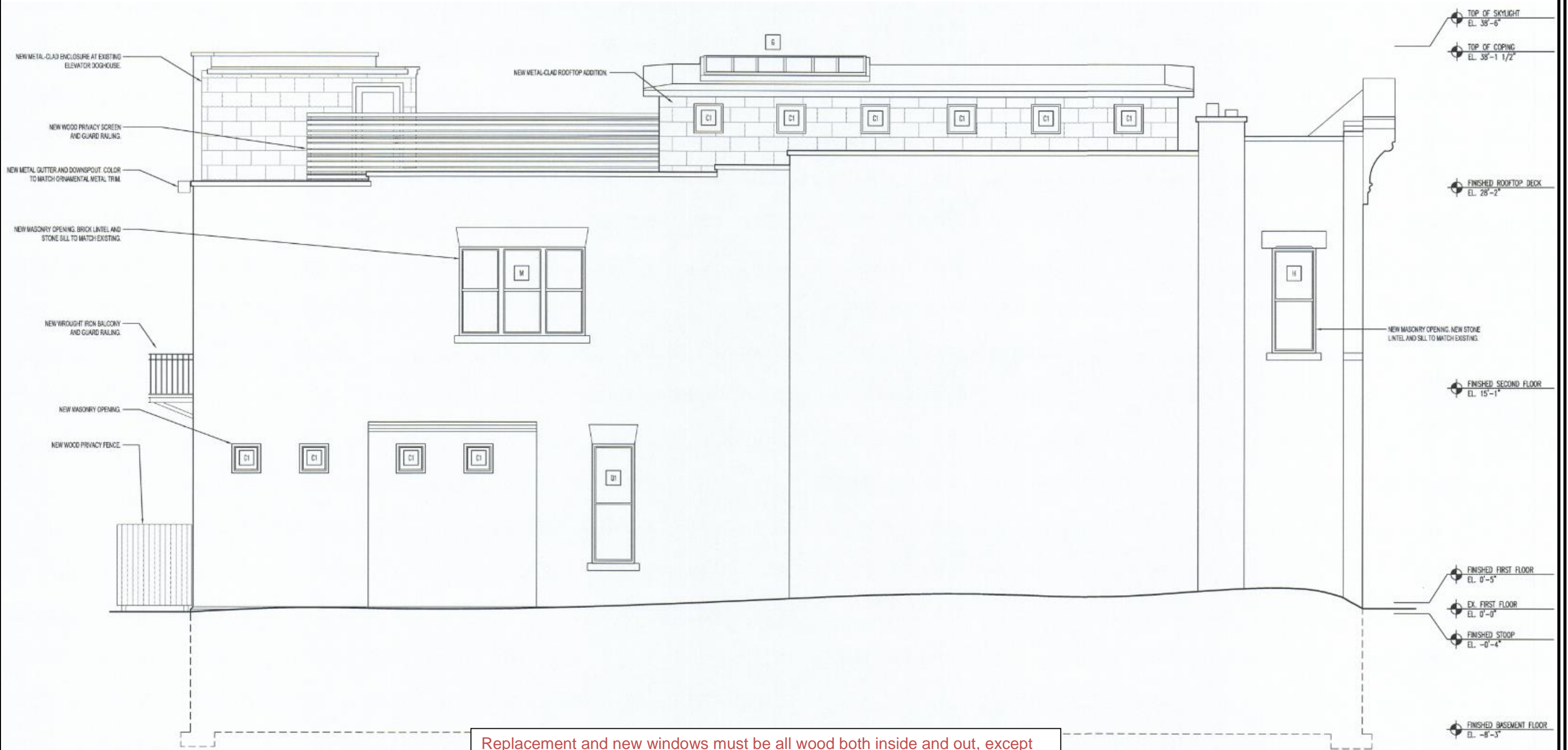
1/4" = 1'-0"





Glass block windows are not permitted on street-facing elevations. A different solution must be found. In-swing awning or hopper windows are encouraged.

1 NORTH ELEVATION  
1/4" = 1'-0"



- NEW METAL-CLAD ENCLOSURE AT EXISTING ELEVATOR DOGHOUSE.
- NEW WOOD PRIVACY SCREEN AND GUARD RAILING.
- NEW METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH ORNAMENTAL METAL TRIM.
- NEW MASONRY OPENING. BRICK LINTEL AND STONE SILL TO MATCH EXISTING.
- NEW WROUGHT IRON BALCONY AND GUARD RAILING.
- NEW MASONRY OPENING.
- NEW WOOD PRIVACY FENCE.

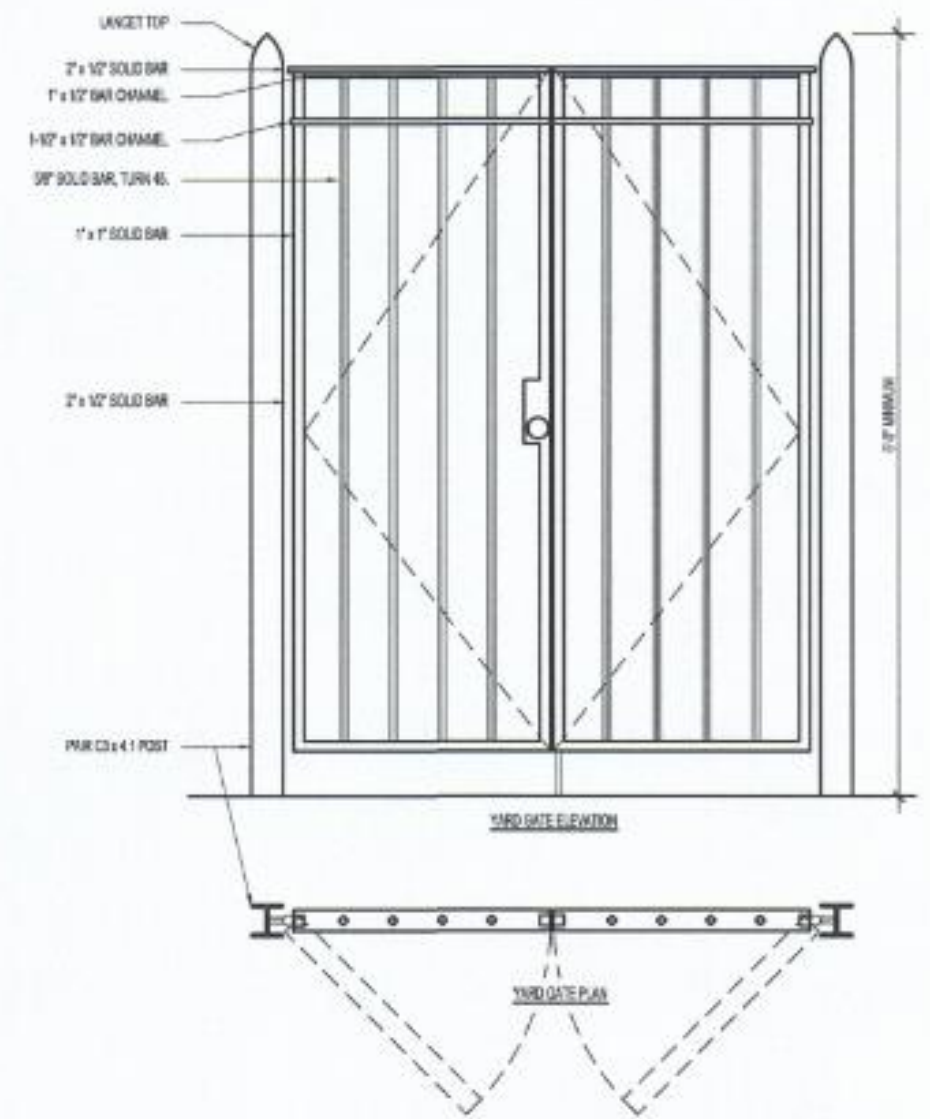
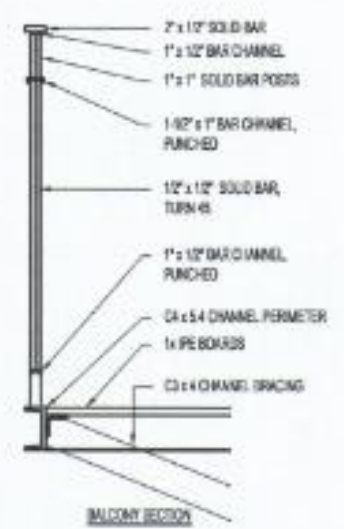
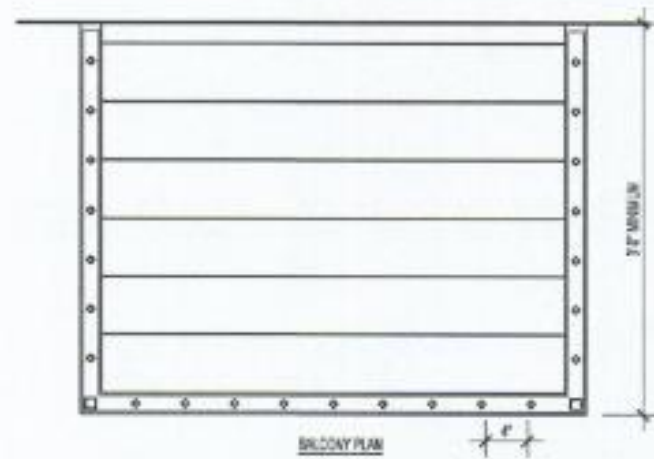
NEW METAL-CLAD ROOFTOP ADDITION.

- TOP OF SKYLIGHT  
EL. 38'-6"
- TOP OF COPING  
EL. 38'-1 1/2"
- FINISHED ROOFTOP DECK  
EL. 28'-2"
- NEW MASONRY OPENING. NEW STONE LINTEL AND SILL TO MATCH EXISTING.
- FINISHED SECOND FLOOR  
EL. 15'-1"
- FINISHED FIRST FLOOR  
EL. 0'-5"
- EX. FIRST FLOOR  
EL. 0'-0"
- FINISHED STOOP  
EL. -0'-4"
- FINISHED BASEMENT FLOOR  
EL. -8'-5"

Replacement and new windows must be all wood both inside and out, except where metal-clad windows are indicated on the west end of the south elevation. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted.

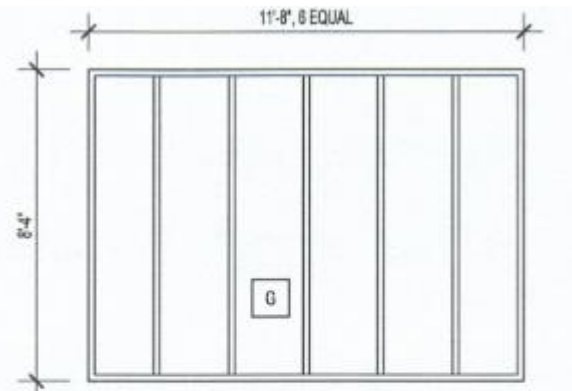
2 SOUTH ELEVATION

1/4" = 1'-0"



1 WROUGHT IRON DETAILS

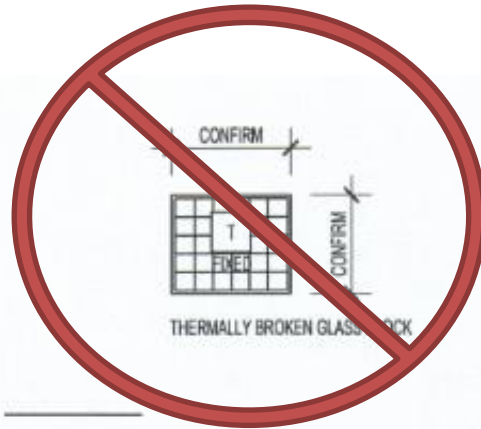
3/4" = 1'-0"



ANODIZED ALUMINUM, THERMALLY BROKEN, VENTED, WITH CONDENSATE COLLECTION

1 SKYLIGHT

1/4" = 1'-0"



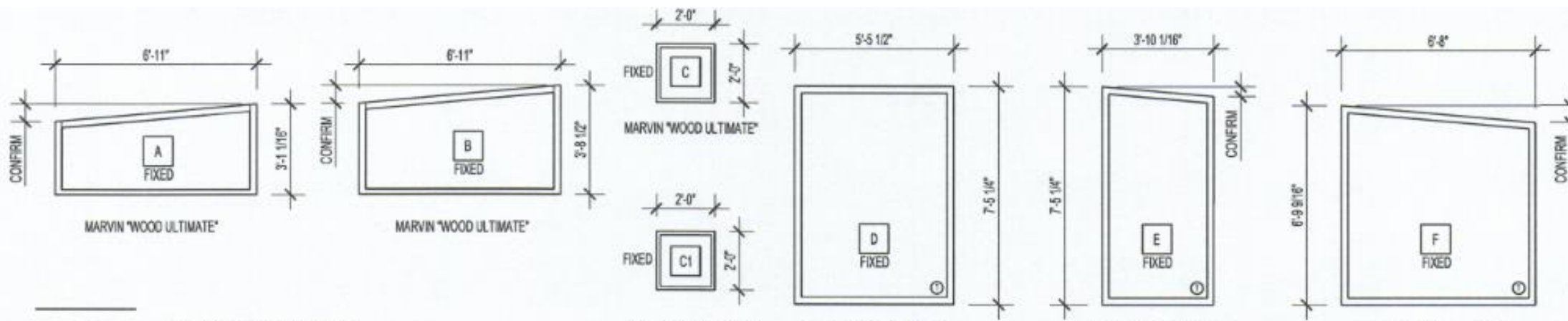
THERMALLY BROKEN GLASS BLOCK

1 BASEMENT WINDOWS

1/4" = 1'-0"

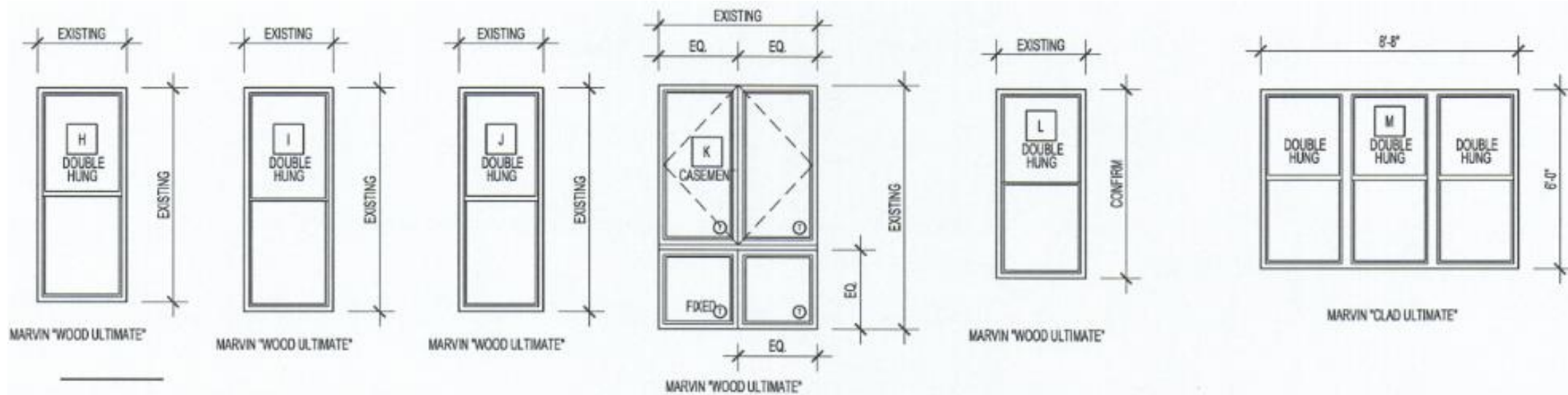
Glass block windows are not permitted on street-facing elevations. A different solution must be found. In-swing awning or hopper windows are encouraged.

Replacement and new windows must be all wood both inside and out, except where metal-clad windows are indicated on the west end of the south elevation. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted.



1 ROOF DECK WINDOWS

1/4" = 1'-0"



1 SECOND FLOOR WINDOWS

1/4" = 1'-0"